

Snohomish County Courthouse Replacement

Project Update Report #11: March 4, 2015



Current conceptual rendering of building exterior.

Parking Update and Executive Recommendation

First, the Project Team would like to first provide an update on the items previously requested by the Council:

1. Council requested the **verification of the numbers** to "mothball" the project. Please reference the handout showing costs to date and costs to defease a portion of the bonds. In the meeting last Thursday, the cost for mothballing the project was reported as being \$26.3 million. The actual amount is \$29.3 million.
2. Council requested the Project Team to **explore properties outside of Everett**. These options are included at the end of this report. There are 5 County-owned properties listed. It is important to note that while much of the work done to date in terms of programming, design, and cost estimating can be used in consideration of another location, additional work will be required to adjust these to fit a new site plus parking would be required.

PROJECT DASHBOARD

Budget Status – 2/26/2015

*Numbers are rounded.	*Baseline	Paid to date	*Estimate at
	Budget	2/26/2015	Completion
GCCM Costs	\$122,348,204	\$490,935	\$122,348,204
Owner Direct Work	\$39,645,113	\$6,559,478	\$39,645,113
Total	\$161,993,317	\$7,050,413	\$161,993,317

Schedule Status – 2/26/2015

	Baseline		Current	
	Start	Finish	Start	Finish
Design & Permitting	01/01/2014	02/01/2015	01/01/2014	11/20/2015
Construction	02/01/2015	07/01/2017	07/21/2015	10/01/2017
Occupancy	07/01/2017	09/01/2017	10/01/2017	01/01/2018
Old CH Demolition	09/01/2017	12/01/2017	01/01/2018	04/01/2018
Old CH Site Restoration	12/01/2017	03/01/2018	02/01/2017	05/01/2018
Closeout	07/01/2017	06/01/2018	09/01/2017	06/01/2018

Project Action Item Status – 3/2/2015

OPEN ITEMS	25
New	2
ONGOING	0
ON HOLD	8
CLOSED	346
TOTAL	380

Closely Monitored Issues

1. City permitting and land use requirements
2. Budget management and accountability
3. Scope
4. Schedule
5. State GCCM Requirements under RCW 39.10
6. Building exterior development
7. FF&E

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3. Council also requested the Project Team to **provide estimates related to previous options** that were considered and rejected by the Council prior to approval of the current project in November 2013. These options are briefly summarized on the back of the handout.

Briefly, the Courthouse Project approved by the Council in November 2013...

- A.is finished with (including sign off from all occupying departments) Programming, Schematic Design, courtroom bench design, Technology, exterior conceptual design, related security considerations, initial Mechanical/Electrical/Plumbing, and other critical elements necessary to confirm design and cost.
- B.is projected to be within the Council approved budget of \$162 million at the point of 30% design completion.
- C.has completed purchase of properties on the selected site, and is working to prepare the site for construction.
- D.is scheduled to complete the next two phases (Design Development and Construction Drawings) by the end of 2015.
- E.is at a critical point in time – construction costs are escalating, and further delays in moving forward are estimated to cost an additional \$200,000+/month.

Project History – Parking

With these things in mind, the Executive and the Project Team would like to speak to the City's parking requirement. To provide context and restate the issue before us, we will recap for the Council the **background** regarding the current parking matter:

- **At no time since the project's inception in 2012 or the Council approved November 2013 location across Wall St., did the City's zoning code require parking in the B-3 zone for the Courthouse project until December 24, 2014.**
- **The Traffic Impact Analysis (TIA) included in our SEPA Application on December 20, 2014 confirmed that no impact was created by the Courthouse project and also validated that the Courthouse was a "replacement building" with no additional FTE.**
- **The City of Everett City Council passed a Parking Ordinance on December 24, 2014 requiring parking specific to the Courthouse project. This requirement would impose a parking requirement in excess of 300 parking spaces as a condition of the project.**

Executive's Recommendation

The Executive and the Project Team have continued to work with the City of Everett to resolve the parking requirement issue to both organizations' satisfaction while staying within budget. We continue to support the current project design and proposed location approved by the County Council in November, 2013, provided a solution can be found within the approved budget to address the City of Everett's concerns.

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Design Development Continues

The Courthouse Replacement Project is in the middle of its Design Development Phase (DD). In DD, the Project Team works with tenant groups to refine details of their spaces, as well as details of the building's infrastructure, public areas, and exterior. Key activities this month have included:

- Confirming the baseline technology for each of the Replacement Courthouse's 21 courtrooms, including confirming component costs and uses.
- Determining potential impacts to the project's critical path schedule.
- Developing ongoing risk mitigation strategies.
- Establishing budget priorities in order to accommodate potential parking solutions, and to ensure consistency with the Sustainable Operations Action Plan (SOAP) which the Council adopted on August 26, 2013.
- Leveraging consultants to evaluate the life cycle costs, risks, and practical maintainability of building exterior features.
- Continuing design of the Customer Service Area, front entry lobby, and public spaces.
- Evaluating lighting and wayfinding (signage) design options for practicality and fiscal responsibility.

Sustainability Update

The Project Team continues to examine means to comply with Council and Executive directives on sustainability, within budget constraints.

Art Update

The Project Team continues to define and refine areas of the new facility which could accommodate public art, and will follow up with the Arts Commission.

PROJECT TEAM

Project Management

Snohomish County Facilities

OAC Services – GCCM
Compliance, Construction
Management

Architect & Engineers

Heery International

MKA
Sparling
Site Workshop
WSP Group

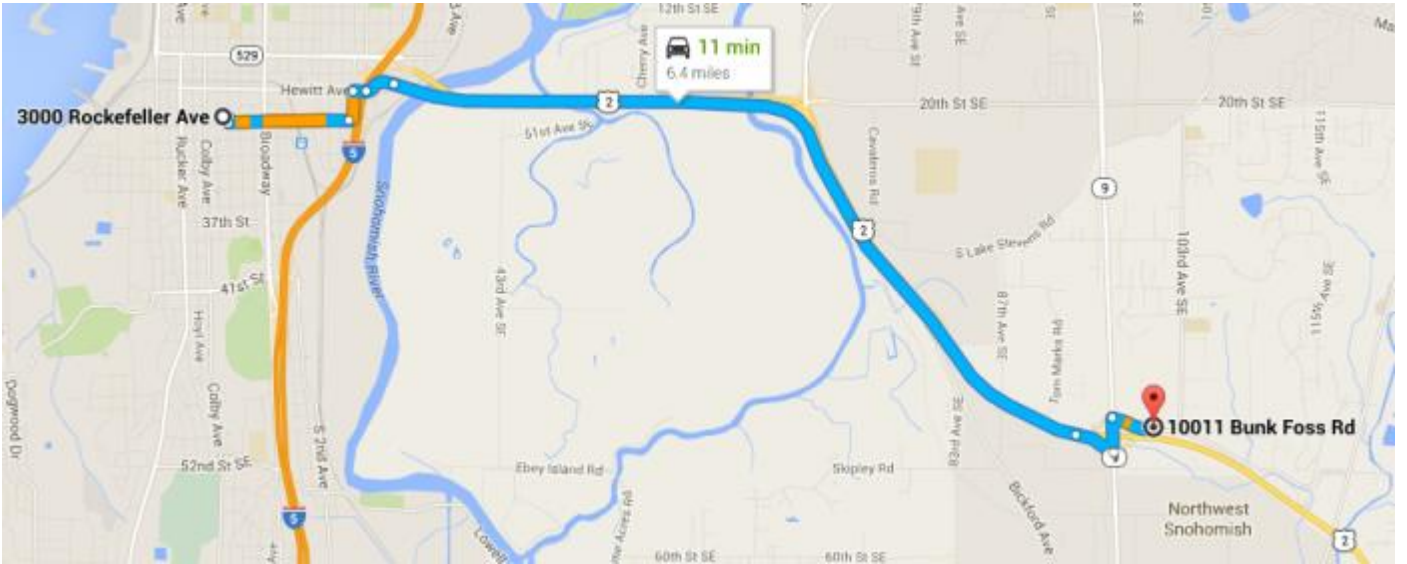
GCCM Team

Hoffman Construction

Holaday-Parks – MCCM
VECA Electric – ECCM

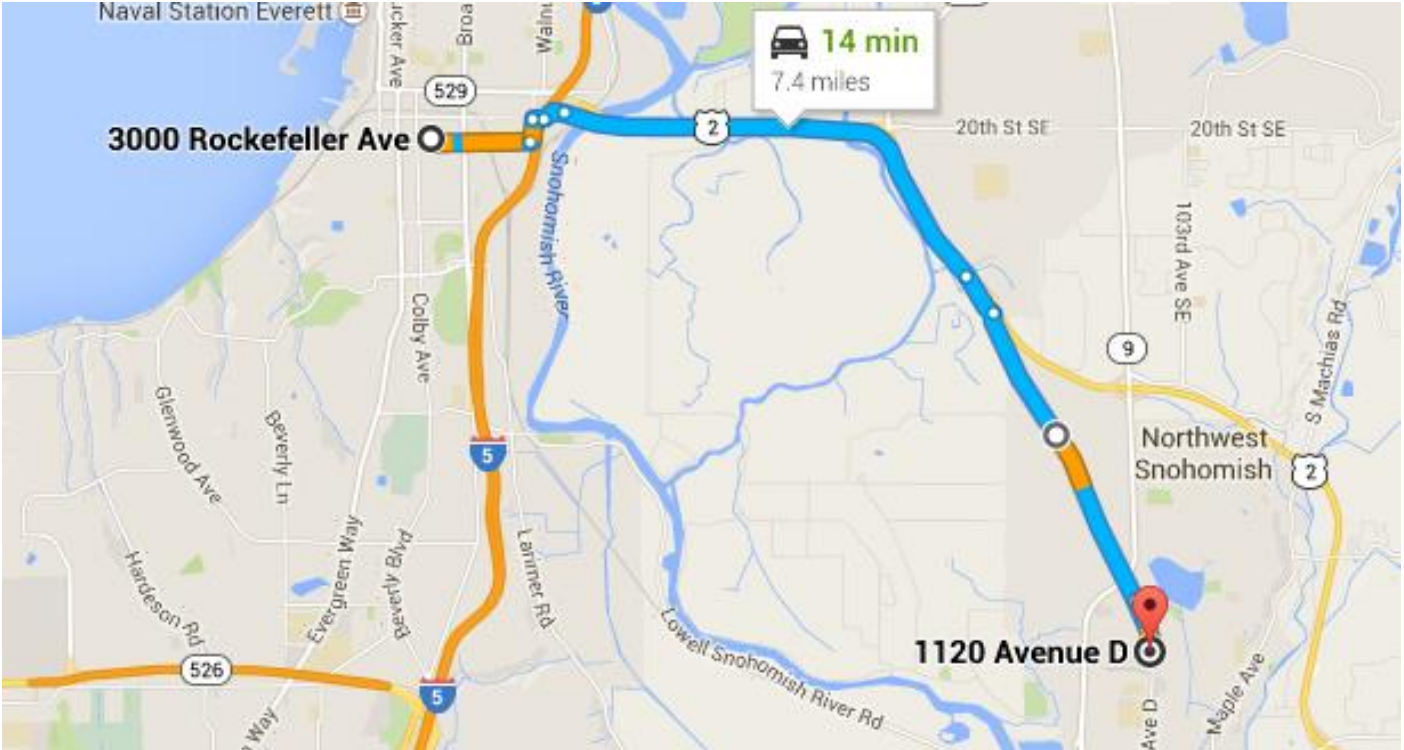
OPTION A – BUNK FOSS (2 parcels, 11.25 total acres)

FEATURES	PROS	CONS
<p>County-owned site in unincorporated area.</p> <p>Snohomish County PDS would be the permitting agency.</p> <p>Site is in the North Planning Area for the City of Snohomish (potential future annexation).</p> <p>Roughly 600 people per day—County staff, jurors, other visitors—will relocate from Everett to Bunk Foss.</p> <p>±500 construction jobs, originally intended for Everett, will shift to the Lake Stevens / Snohomish area.</p> <p>Sheriff remains in existing Courthouse, or moves to Mission Building.</p> <p>District Court's Everett Division remains in existing Courthouse, or moves to Mission Building.</p> <p>Building and Associated Permits:</p> <ul style="list-style-type: none">City of Snohomish Planning & Development.City of Snohomish Public Works. <p>Utilities:</p> <ul style="list-style-type: none">Snohomish County PUD, electrical.Puget Sound Energy, gas.City of Snohomish provides water, sewer, and stormwater utilities.	<p>±\$500K in permit fees go to the County, not the City.</p> <p>Hardening – site is further from streets than current site or the planned Rockefeller and Wall site.</p> <p>Office and court functions could be separated on site, reducing overall cost.</p> <p>Reduces size of new building construction.</p> <p>Ease of access – intersection of U.S. 2 and State Route 9, north of the Snohomish Park and Ride.</p> <p>Existing Courthouse remains, and could be repurposed, thus saving \$6MM in demolition costs.</p> <p>Potentially lower project cost due to fewer programs in facility--e.g., cost of area previously devoted to Sheriff and/or District Court could be rolled into cost of surface parking if those programs remain on existing Campus.</p> <p>Built on County property – no costly or contentious property acquisitions.</p>	<p>Inmate transport – 22 minute round trip vs. 5 minutes.</p> <p>±\$6MM cost for parking to support facility: approximately 600 stalls of surface parking.</p> <p>Cost to remodel Mission Building.</p> <p>Some current Campus user adjacencies may be negatively impacted.</p> <p>May lose support from some user groups due to location.</p> <p>Lacks nearby amenities for staff and visitors—e.g., restaurants, bus stops, bank branches, ATMs. These would need to be built up around the site.</p> <p>Public transit does not stop there. Three Community Transit routes pass within 1/4-mile, but those operate only during commute hours. Transit agencies would need to reroute, or create new routes to serve site.</p>



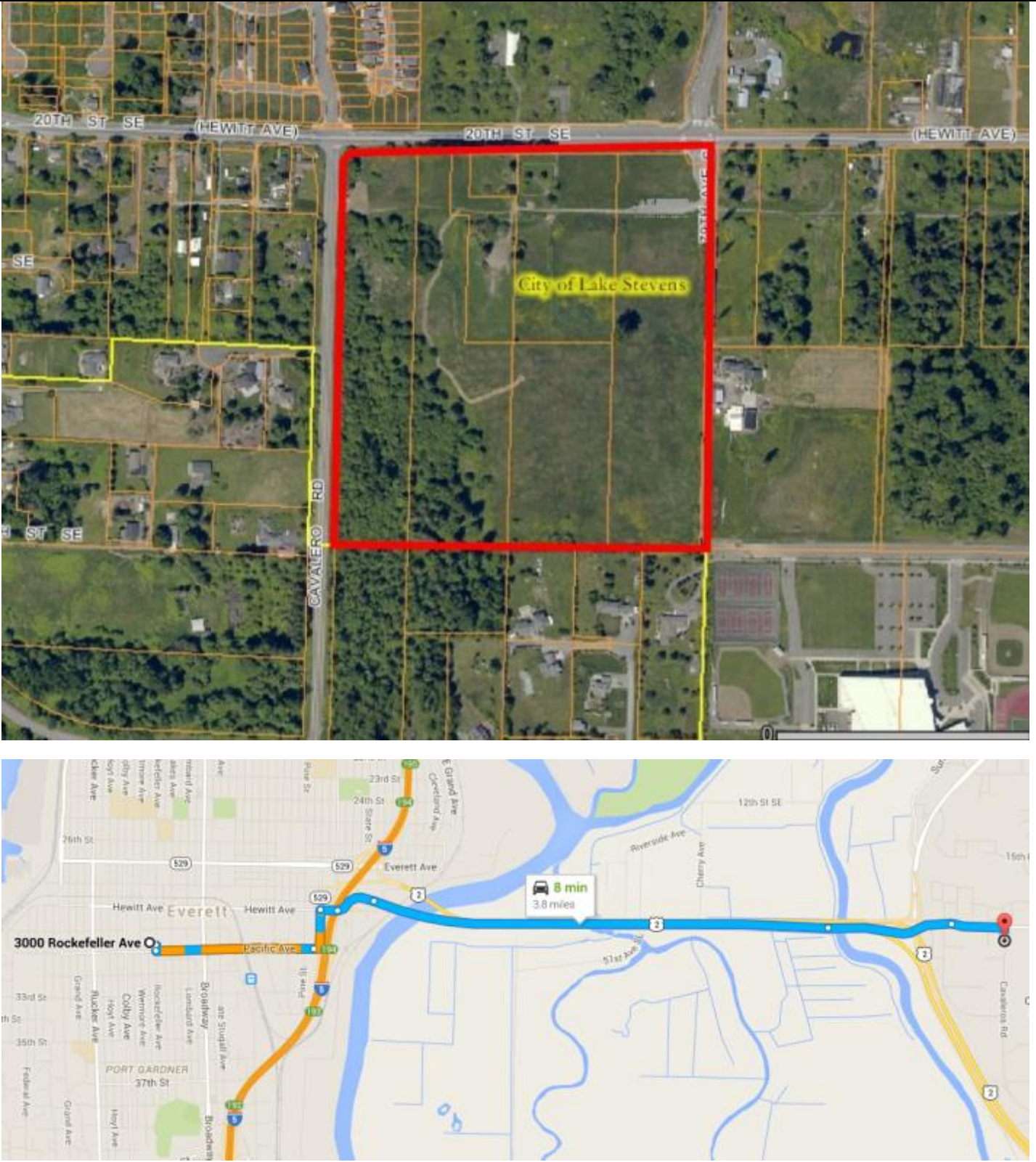
OPTION B – SNOHOMISH SITE (1210 Bonnevile Road & 1134 Avenue D, 2 parcels, 8.6 total acres)

FEATURES	PROS	CONS
<p>County-owned site in the City of Snohomish, outside the Historic Downtown Area and zoned for commercial use.</p> <p>Roughly 600 people per day—County staff, jurors, other visitors—will be relocated from Everett to Snohomish.</p> <p>±500 construction jobs, originally intended for Everett, will shift to the City of Snohomish.</p> <p>Sheriff remains in existing Courthouse, or moves to Mission Building.</p> <p>District Court's Everett Division remains in existing Courthouse, or moves to Mission.</p> <p>Building and Associated Permits:</p> <ul style="list-style-type: none">City of Snohomish Planning & Development.City of Snohomish Public Works. <p>Utilities:</p> <ul style="list-style-type: none">Snohomish County PUD, electrical.Puget Sound Energy, gas.City of Snohomish provides water, sewer, and stormwater utilities.	<p>Hardening – site is further from streets than current site or the planned Rockefeller and Wall site.</p> <p>Office and court functions could be separated on site, reducing overall cost.</p> <p>Reduces size of new building construction.</p> <p>Ease of access – 4 blocks south of Snohomish Park and Ride, south of the intersection of U.S. 2 and S.R. 9.</p> <p>Existing amenities for staff and visitors: Site is walking distance to major restaurants, bank branches, and grocery stores along both Avenue D and 13th Street.</p> <p>Existing Courthouse remains, and could be repurposed, thus saving \$6MM in demolition costs.</p> <p>Potentially lower project cost due to fewer programs in facility--e.g., cost of area previously devoted to Sheriff and/or District Court could be rolled into cost of surface parking if those programs remain on existing Campus.</p> <p>Built on County property – no costly or contentious property acquisitions.</p> <p>Sloped site (20' elevation change from NE to SW), similar to but not as steep as Rockefeller and Wall site.</p> <p>Viable option because of site conditions, existing amenities, ease of access, and history (old county seat).</p>	<p>Inmate transport – 30 minute round trip vs. 5 minutes. Meals for in-custody defendants may need to be factored into operating costs.</p> <p>±\$6MM cost for parking to support facility: approximately 600 stalls of surface parking.</p> <p>Cost to remodel Mission Building.</p> <p>Some current Campus user adjacencies may be negatively impacted.</p> <p>May lose support from some user groups due to location.</p> <p>Building(s) and surface parking on 8.6 acres may be a tight fit.</p> <p>Public transit would need to be rerouted, or agencies would need to create new routes to serve site. Community Transit operates 3 routes which stop along Avenue D, 2 of which operate only during commute hours, and a 4th route stops at the Snohomish Park and Ride. No Sound Transit routes currently serve the area.</p>



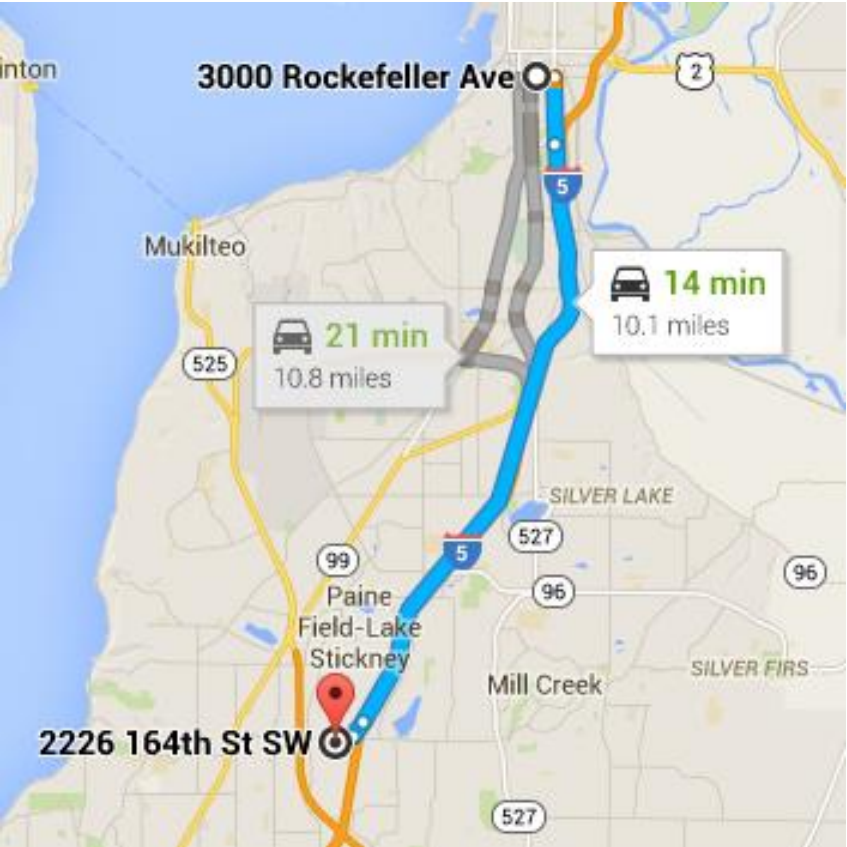
OPTION C – CAVALERO HILL, LAKE STEVENS (7 parcels, 33.1 total acres)

FEATURES	PROS	CONS
<p>County-owned site in the City of Lake Stevens, in an area zoned for commercial use.</p> <p>Roughly 600 people per day— County staff, jurors, other visitors— will be relocated from Everett to Lake Stevens.</p> <p>±500 construction jobs, originally intended for Everett, will shift to the City of Lake Stevens.</p> <p>Sheriff remains in existing Courthouse, or moves to Mission Building.</p> <p>District Court's Everett Division remains in existing Courthouse, or moves to Mission Building.</p> <p>Building and Associated Permits:</p> <ul style="list-style-type: none">City of Lake Stevens Planning & DevelopmentCity of Lake Stevens Public Works <p>Utilities:</p> <ul style="list-style-type: none">Snohomish County PUD, water and electrical.Lake Stevens Sewer District.Lake Stevens Stormwater Management Utility.	<p>Hardening – site large enough that facility can have a larger security setback than current site or the planned Rockefeller and Wall site.</p> <p>Office and court functions could be separated on site, reducing overall cost.</p> <p>Reduces size of new building construction.</p> <p>Ease of access – just across the Highway 2 trestle from Everett.</p> <p>Existing Courthouse could remain, and could be repurposed, thus saving \$6MM in demolition costs.</p> <p>Potentially lower project cost due to fewer programs in facility--e.g., cost of area previously devoted to Sheriff and/or District Court could be rolled into cost of surface parking if those programs remain on existing Campus.</p> <p>Built on County property – no costly or contentious property acquisitions.</p> <p><i>Viable option because of site conditions, ease of access, and proximity to County Jail.</i></p>	<p>Inmate transport – 16 to 18 minute round trip vs. 5 minutes.</p> <p>±\$6MM cost for parking to support facility: approximately 600 stalls of surface parking.</p> <p>Cost to remodel Mission Building.</p> <p>Some current Campus user agencies may be negatively impacted.</p> <p>May lose support from some user groups due to location.</p> <p>Building(s) and surface parking on 8.6 acres may be a tight fit.</p> <p>Lacks nearby amenities, which would need to be built up around site.</p> <p>Public transit would need to be rerouted, or agencies would need to create new routes to serve site. Community Transit operates 5 routes which stop along 20th; most of them operate only during commute hours. Sound Transit and Everett Transit do not operate routes in the vicinity.</p>



OPTION D – LYNNWOOD (between 164th & Ash Way, 2 parcels, 12 total acres)

FEATURES	PROS	CONS
<p>County-owned site in unincorporated Lynnwood, in an area zoned as a mixed use urban center (County-designated MUGA).</p> <p>Roughly 600 people per day—County staff, jurors, other visitors—will be relocated from Everett to Lynnwood.</p> <p>±500 construction jobs, originally intended for Everett, will shift to unincorporated Lynnwood.</p> <p>Sheriff remains in existing Courthouse, or moves to Mission Building.</p> <p>District Court's Everett Division remains in existing Courthouse, or moves to Mission Building.</p> <p>Building and Associated Permits: Snohomish County Planning & Development.</p> <p>Utilities:</p> <ul style="list-style-type: none">• Snohomish County PUD, electrical.• Puget Sound Energy, gas.• Alderwood Water and Sewer District.	<p>In South Snohomish County, among the county's population center.</p> <p>Hardening – site large enough that facility can have a larger security setback than current site or the planned Rockefeller and Wall site.</p> <p>Office and court functions could be separated on site, reducing overall cost.</p> <p>Reduces size of new building construction.</p> <p>Ease of access – 164th Street SW, between Fred Meyer and I-5.</p> <p>Existing amenities for staff and visitors: Close to shops, bank branches, bus stops, and restaurants.</p> <p>Well-served by public transit: Ash Way Park and Ride is within 1/4-mile of the site. Sound Transit and Community Transit operate a total of 14 routes, 6 of which stop along 164th.</p> <p>Existing Courthouse could remain, and could be repurposed, thus saving \$6MM in demolition costs.</p> <p>Potentially lower project cost due to fewer programs in facility--e.g., cost of area previously devoted to Sheriff and/or District Court could be rolled into cost of surface parking if those programs remain on existing Campus.</p> <p>Built on County property – no costly or contentious property acquisitions.</p>	<p>Inmate transport – 30 to 40 minute round trip vs. 5 minutes. Meals for in-custody defendants may need to be factored into operating costs.</p> <p>±\$6MM cost for parking to support facility: approximately 600 stalls of surface parking.</p> <p>Cost to remodel Mission Building.</p> <p>Some current Campus user adjacencies may be negatively impacted.</p> <p>May lose support from some user groups due to location.</p> <p>Wetlands on both parcels (north side) may require locating building(s) and parking further from 164th. Swamp Creek passes through the western parcel. Could be a tight fit for building(s) and parking. Requires further investigation to determine viability of site re: exact environmental preservation requirements.</p>



OPTION E – CATHCART OPERATIONS CENTER CAMPUS (11 undeveloped parcels, 240+ total acres)

FEATURES	PROS	CONS
<p>County-owned site in unincorporated area.</p> <p>Roughly 600 people per day—County staff, jurors, other visitors—will be relocated to Cathcart.</p> <p>±500 construction jobs, originally intended for Everett, will shift to Cathcart.</p> <p>Sheriff remains in existing Courthouse, or moves to Mission Building.</p> <p>District Court's Everett Division remains in existing Courthouse, or moves to Mission Building.</p> <p>Building and Associated Permits: Snohomish County Planning & Development.</p> <p>Utilities:</p> <ul style="list-style-type: none">• Snohomish County PUD, electrical.• Puget Sound Energy, gas.• Silver Lake Water and Sewer District.	<p>Hardening – site large enough that facility can have a larger security setback than current site or the planned Rockefeller and Wall site.</p> <p>Office and court functions could be separated on site, reducing overall cost.</p> <p>Reduces size of new building construction.</p> <p>Close to shops and restaurants.</p> <p>Existing Courthouse could remain, and could be repurposed, thus saving \$6MM in demolition costs.</p> <p>Potentially lower project cost due to fewer programs in facility--e.g., cost of area previously devoted to Sheriff and/or District Court could be rolled into cost of surface parking if those programs remain on existing Campus.</p> <p>Built on County property – no costly or contentious property acquisitions.</p>	<p>Inmate transport – 45 minute round trip vs. 5 minutes. Meals for in-custody defendants may need to be factored into operating costs.</p> <p>±\$6MM cost for parking to support facility: approximately 600 stalls of surface parking.</p> <p>Cost to remodel Mission Building.</p> <p>Some current Campus user agencies may be negatively impacted.</p> <p>May lose support from some user groups due to location.</p> <p>Lacks nearby amenities, which would need to be built up around site.</p> <p>Public transit would need to be rerouted, or agencies would need to create new routes to serve site. No public transit agencies currently serve the area, and any Courthouse building in this location may open before the completion of a planned Cathcart Park and Ride.</p> <p>Surrounding community has expressed concerns about previous projects on the Cathcart Campus—e.g., County vehicle maintenance shop, proposed Sheriff's Office South Precinct. Those concerns could lead to further project delays.</p>

